

# Environmental Cleanup Continues ... **FORMER McCLUNG WAREHOUSES and SANITARY LAUNDRY PROPERTIES**



*Remediation & Revitalization: Welcome to the City of Knoxville's  
Spring 2019 E-news for this growing, energetic part of downtown.*

Entering the second quarter of 2019, brownfield cleanup spending continues at the Sanitary Laundry and McClung Warehouses sites. Funding for the extensive projects comes from a \$350,000 brownfield cleanup grant awarded to the City of Knoxville in 2016 by the U.S. Environmental Protection Agency and matched by \$70,000 in City funding.

The McClung Warehouses site is a five-acre tract on Jackson Avenue in the Southern Terminal and Warehouse National Register District. The nearby Downtown North Redevelopment area is home to the Sanitary Laundry property, a third-acre site on Broadway Street developed with a two-story, 30,000-square-foot building.

Redevelopment is expected to bring vitality and livability to both sites, which are a part of a growing and dynamic downtown community. When completed, the remediation will support safe, healthy neighborhoods where mixed-use thrives.

## SANITARY LAUNDRY



## McCLUNG WAREHOUSES



Following EPA review of the McClung Warehouses Analysis of Brownfield Cleanup Alternatives, approximately 131 tons of petroleum hydrocarbon-impacted soil were excavated from the eastern portion of the site. The material was then transported to Domermuth Environmental Services on Old Rutledge Pike for disposal. The excavation was backfilled with rock, and the City of Knoxville repaved the area. The balance of the remaining cleanup funds for the McClung site will be used to remove and transport a limited portion of the onsite debris piles to Chestnut Ridge Landfill for disposal. A draft Brownfield Agreement will also be prepared for review and approval by the Tennessee Department of Environment and Conservation to establish environmental requirements for the site's future use.

The Sanitary Laundry Analysis of Brownfield Cleanup Alternatives was also recently reviewed by TDEC and EPA, and partial installation of a vapor mitigation system will be initiated during the second quarter of 2019. Only the sub-slab components of the system will be installed now, since the building is currently vacant. In addition to the vapor mitigation system partial installation, the drums of black granular material currently stored in the basement of the Sanitary Laundry building will be removed and transported to an approved disposal facility.



BEFORE, DURING AND AFTER THE REMOVAL OF PETROLEUM HYDROCARBON-IMPACTED SOIL AT THE MCCLUNG WAREHOUSES SITE

#### ***TDOT Construction Easement for the Broadway Viaduct:***

Gaylon Hill, Tennessee Dept. of Transportation, [Gaylon.Hill@tn.gov](mailto:Gaylon.Hill@tn.gov)

#### ***Jackson Avenue Ramps Improvements:***

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#### ***Project Contacts:***

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Keep watching for our quarterly updates about these highly sought-after properties that have unique redevelopment histories. The City plans to make both properties available for private redevelopment when the sites are rehabilitated. More information is available at: [knoxvilletn.gov/cleanupgrants](http://knoxvilletn.gov/cleanupgrants)

